

# \$799,888 - 96 Kent Street, Cambridge

MLS® #40776075

**\$799,888**

3 Bedroom, 2.00 Bathroom, 1,736 sqft  
Single Family on 0.00 Acres

13 - Salisbury/Southgate, Cambridge, Ontario

Welcome to 96 Kent Street, nestled in the highly desirable Salisbury/Southgate neighborhood of West Galt. This beautifully updated and well maintained two-storey home offers the perfect blend of modern style, comfort, and functionality for today's family. Step inside to a bright, inviting living room featuring **HARDWOOD FLOORS** and a large window. The completely modernized kitchen is sure to impress, showcasing **QUARTZ COUNTERTOPS**, a stylish backsplash, double sink, and plenty of storage with **UPGRADED CABINETRY**. Upstairs, you'll find three spacious bedrooms and a four-piece family bathroom. The **FINISHED BASEMENT** extends the living space with **NEW FLOORING** and a versatile bonus room, perfect for a home office, guest suite, or playroom. Outdoor living shines in the private backyard, complete with a two-tier deck, **NEW CONCRETE PATIO** and side walkway, plus a gazebo—making it the ultimate spot for summer entertaining. The double car garage with **NEW DOORS, OPENERS**, and convenient rear access to the yard adds both functionality and value. Some additional updates include a **NEW FURNACE & HEAT PUMP IN 2023, ADDED INSULATION, & NEW ROOF SHINGLES IN 2016**. Located within walking distance of parks and schools, this home also enjoys easy access to Cedar Street amenities, the Westgate Centre, and is under 10 minutes from Cambridge's historic downtown—where shopping, dining,



arts, and transit are all at your fingertips.  
Clean, bright, and move-in ready, 96 Kent  
Street is the perfect place to call home.  
(id:6289)

Built in 2000

### Essential Information

|                |               |
|----------------|---------------|
| Listing #      | 40776075      |
| Price          | \$799,888     |
| Bedrooms       | 3             |
| Bathrooms      | 2.00          |
| Half Baths     | 1             |
| Square Footage | 1,736         |
| Acres          | 0.00          |
| Year Built     | 2000          |
| Type           | Single Family |
| Sub-Type       | Freehold      |
| Style          | 2 Level       |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 96 Kent Street           |
| Subdivision | 13 - Salisbury/Southgate |
| City        | Cambridge                |
| Province    | Ontario                  |
| Postal Code | N1S4H2                   |

### Amenities

|                |                                                                |
|----------------|----------------------------------------------------------------|
| Amenities      | Golf Nearby, Hospital, Park, Public Transit, Schools, Shopping |
| Features       | Automatic Garage Door Opener                                   |
| Parking Spaces | 4                                                              |
| Parking        | Attached Garage                                                |
| # of Garages   | 1                                                              |

### Interior

|                   |                                                                                                                                |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Ceiling fans                                                                                                                   |
| Appliances        | Central Vacuum, Dishwasher, Dryer, Refrigerator, Stove, Water softener, Washer, Hood Fan, Window Coverings, Garage door opener |
| Heating           | Natural gas Forced air                                                                                                         |

|              |                          |
|--------------|--------------------------|
| Cooling      | Central air conditioning |
| # of Stories | 2                        |
| Has Basement | Yes                      |

### Exterior

|            |                     |
|------------|---------------------|
| Exterior   | Brick, Vinyl siding |
| Foundation | Poured Concrete     |

### Listing Details

Listing Office      Royal LePage Wolle Realty



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